

# STATEMENT OF INFORMATION

30 LAUREL AVENUE, BORONIA, VIC 3155  
PREPARED BY KENNETH OOI, LEVEL 6, 50 APPEL STREET SURFERS PARADISE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 LAUREL AVENUE, BORONIA, VIC 3155**

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$780,000 to \$858,000**

## MEDIAN SALE PRICE



**BORONIA, VIC, 3155**

Suburb Median Sale Price (House)

**\$720,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 DEVENISH RD, BORONIA, VIC 3155**

 4  2  1

### Sale Price

**\*\$835,000**

Sale Date: 11/03/2018

Distance from Property: 720m



**4 DUNCAN AVE, BORONIA, VIC 3155**

 4  2  3

### Sale Price

**\*\$785,000**

Sale Date: 08/03/2018

Distance from Property: 534m



**9 CATESBY CRT, BORONIA, VIC 3155**

 4  2  2

### Sale Price

**\*\$780,000**

Sale Date: 10/02/2018

Distance from Property: 360m



This report has been compiled on 16/03/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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### 14 GREGORY RD, BORONIA, VIC 3155

 4  2  2

Sale Price

**\*\$850,000**

Sale Date: 19/01/2018

Distance from Property: 647m



### 73 DEVENISH RD, BORONIA, VIC 3155

 4  2  2

Sale Price

**\*\$847,000**

Sale Date: 25/12/2017

Distance from Property: 735m



### 95 POWER RD, BORONIA, VIC 3155

 4  2  4

Sale Price

**\$780,000**

Sale Date: 16/12/2017

Distance from Property: 903m



### 8 CATESBY CRT, BORONIA, VIC 3155

 4  2  3

Sale Price

**\$825,000**

Sale Date: 16/11/2017

Distance from Property: 345m



### 13 DILLON CRT, BAYSWATER, VIC 3153

 4  2  2

Sale Price

**\$843,000**

Sale Date: 07/10/2017

Distance from Property: 1km





49 FARADAY ST, BORONIA, VIC 3155

 5  3  2

Sale Price

**\*\$850,000**

Sale Date: 04/12/2017

Distance from Property: 142m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

30 LAUREL AVENUE, BORONIA, VIC 3155

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$780,000 to \$858,000

Median sale price

Median price

\$720,000

House

X

Unit


Suburb

BORONIA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 DEVENISH RD, BORONIA, VIC 3155	*\$835,000	11/03/2018
4 DUNCAN AVE, BORONIA, VIC 3155	*\$785,000	08/03/2018
9 CATESBY CRT, BORONIA, VIC 3155	*\$780,000	10/02/2018
14 GREGORY RD, BORONIA, VIC 3155	*\$850,000	19/01/2018

73 DEVENISH RD, BORONIA, VIC 3155	*\$847,000	25/12/2017
95 POWER RD, BORONIA, VIC 3155	\$780,000	16/12/2017
8 CATESBY CRT, BORONIA, VIC 3155	\$825,000	16/11/2017
13 DILLON CRT, BAYSWATER, VIC 3153	\$843,000	07/10/2017
49 FARADAY ST, BORONIA, VIC 3155	*\$850,000	04/12/2017